



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 26, 2017

The Arlington Redevelopment Board will meet Monday, June 26, 2017 at 7:15 PM in the **Town Hall Annex, 1st Floor Conference Room, 730 Massachusetts Ave. Arlington, MA. 02476**

1. Zoning Recodification Update

7:15-7:25PM Staff will report on plans for 7/13/17

2. Approval of Meeting Minutes from May 15 and June 12, 2017

7:25-7:30PM Board members will review minutes from the previous ARB meetings and provide feedback for edits and vote.

3. Continued Public Hearing for EDR Special Permit Docket #3522 483 Summer Street

7:30-8:30PM Board will review and vote on an amended application from Campobasso Properties for a Mixed-Use building with retail space and 7 dwelling units.

4. Adjourn

8:30PM ARB members will adjourn



Town of Arlington, Massachusetts

Approval of Meeting Minutes from May 15 and June 12, 2017

Summary:

7:25-7:30PM Board members will review minutes from the previous ARB meetings and provide feedback for edits and vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	DRAFT_ARB_Minutes_05152017.pdf	May 15, 2017 Minutes

Arlington Redevelopment Board
May 15, 2017 Minutes
Town Hall Annex, Second Floor Conference Room – 7:00pm

This meeting was recorded by ACMI.

PRESENT: Kin Lau, David Watson, Andrew West, Eugene Benson, Andrew Bunnell

STAFF: Jennifer Raitt, Laura Wiener

GUESTS: Howard Muise, Chair, Transportation Advisory Committee

Michael Brandon, 277 Pines Ave. Cambridge, MA.

Madeleine Aster, 67 Rice St. Cambridge, MA.

Correspondence: Letter from Jennifer Ryan, President, Arlington Land Trust and Memorandum from the Transportation Advisory Committee

Mr. Bunnell opened the meeting at 7:30p.m. and moved to the first item on the agenda, continued discussion about April 12, 2017 letter from Madeleine Aster, on behalf of Alewife and North Cambridge Neighborhoods, regarding development at 195 & 211 Concord Turnpike in Cambridge. Mr. Bunnell stated that additional information had been received including the abutters list, decision notice and correspondence letter from Jennifer Ryan, President, Arlington Land Trust and a memo from the Transportation Advisory Committee. Laura Wiener, Assistant Director, Planning and Community Development and member of the Transportation Advisory Committee (TAC) stated that a TAC sub-committee had met to review the traffic impact study. Ms. Wiener stated that Howard Muise, Chair, TAC, would be joining the meeting shortly. Mr. Bunnell tabled the remainder of the conversation and public comment until his arrival.

Mr. Bunnell moved to the next item on the agenda Central School Lease of Space: Arlington Center for the Arts. Linda Shoemaker, Executive Director, Arlington Center for the Arts (ACA), informed the Board that an architect had been hired and anticipates project completion in February of 2018. She further updated the Board with Fundraising projections and events. Jennifer Raitt, Director of Planning and Community Development sought approval from the Board to have the Chair, Andrew Bunnell, sign the lease on behalf of the Redevelopment Board.

Mr. Lau made a motion to authorize the chair to sign the lease. Mr. West seconded. All voted in favor (5-0).

Mr. Bunnell moved to the fourth item on the agenda, Approval of Meeting Minutes. The minutes from April 24, 2017 and May 1, 2017 were reviewed.

Mr. West motioned to approve the minutes of April 24, 2017, Mr. Lau seconded. All voted in favor. (5-0).

Mr. Benson moved to approve the minutes of May 1 as amended. Mr. Watson seconded. All voted in favor (4-0). Mr. Bunnell abstained.

Mr. Bunnell moved to the third item on the agenda, Director's Report. Ms. Raitt asked how the Board experienced the online availability of documents and asked their preference for packet delivery. Mr. Lau and Mr. Bunnell suggested hand delivery of large plans and maps and electronic delivery for remaining documentation. She further stated that new application submittal procedures will be discussed at a future meeting. Ms. Raitt noted that the first reading draft of the zoning bylaw was received on April 25th and asked all the members to review and comment by May 31, 2017. It was also mentioned that an appropriation of \$55,000 has been provided to fund legal notice for the current zoning recodification process and for additional zoning bylaw amendments.

Howard Muise, Chair, TAC, arrived and Mr. Bunnell re-opened the discussion regarding development at 195 & 211 Concord Turnpike in Cambridge. The Transportation Advisory Committee reviewed the traffic impact study submitted by the Developer and reviewed by the City of Cambridge. They generally agreed that there will be no significant impact

on traffic in Arlington. One concern is the crossing at Steel Place near Alewife Station is a chokepoint. However, there does not appear to be any practical way to improve it.

Michael Brandon of 277 Pines Ave., Cambridge, sought an appeal from the Board based on his concern with Cambridge Planning Board's notification process. He further expressed concern for flooding and traffic impacts. Madeleine Aster of 67 Rice Street in Cambridge spoke, and noted that according to the developer's 2021 build analysis, the area is already over capacity. Steve Revilak of 111 Sunnyside Ave. supported the proposed flood mitigation. Janette Cummings of 32 Dorothy Rd. felt that the project would increase traffic flow and flooding in her East Arlington neighborhood.

Gene Benson stated he thought there would be more traffic from the project, and an impact on those using Alewife Station, but he is not sure there is anything that can be mitigated. Andy West asked, can we make a statement to Cambridge that we want to be notified of monitoring efforts and results? David Watson also said the Town should receive monitoring reports and be kept in the loop. Gene Benson asked if the TAC memo could be modified to ask for Arlington to have some input in the process going forward, and requested the possibility of changes regarding Steel Place. Can the pedestrian crossing be moved east on Steel Place, away from the intersection? Andrew requested that TAC update the memo to reflect ARB concerns. Ms. Raitt suggested making contact with the City of Cambridge Planning Board and noted that the City of Cambridge is in the midst of creating their master plan and suggested this as a potential venue to voice concerns. It was decided that Ms. Raitt would write a letter to the Cambridge Planning Board addressing the Board's concerns with the proposed project.

Mr. Lau moved to adjourn the meeting. Mr. West seconded. All voted in favor (5-0).



Town of Arlington, Massachusetts

Continued Public Hearing for EDR Special Permit Docket #3522 483 Summer Street

Summary:

7:30-8:30PM

Board will review and vote on an amended application from Campobasso Properties for a Mixed-Use building with retail space and 7 dwelling units.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	DPW_483-489_Summer_St_-_Site_and_Drainage_Review_-_2017.06.21.pdf	Stormwater Mitigation and Site Plan Review
▢ Reference Material	Revised_plans_2__6-14-17.pdf	Revised Plans, dated June 14, 2017
▢ Reference Material	EDR_Rpt.483Summer_revised_6-2017.pdf	EDR Report



Engineering Division

TOWN OF ARLINGTON

Department of Public Works
51 Grove Street
Arlington, Massachusetts 02476
Office (781) 316-3320 Fax (781) 316-3281

Wednesday, June 21, 2017

Joe Ronayne
A. R. Ronayne & Sons, LLC
28 Grove Street Place
Arlington, MA 02474

RE: 483-489 Summer Street Redevelopment – Stormwater Mitigation and Site Plan Review

Please accept the following comments pertaining to the review of the Stormwater Mitigation Model/Report (Report) and Site Plans (Plans), both dated June 6, 2017, for the redevelopment of 483 Summer Street with a mixed used commercial/residential property and the paving of previously pervious area on 489 Summer Street. As the proposed alterations to the collective site do not meet the thresholds for review under the Town's Stormwater Mitigation Bylaw, the Arlington Redevelopment Board has requested that the Engineering Division review the plans at their behest.

Take note that this review pertains to the possible impacts to stormwater flows from the proposed renovations only. Additional permitting and applications will be required for the proposed construction. Copies of the final approved site plan submitted for the stormwater review may be utilized for other permit submittals.

Review Comments

Based on the Engineering Division's review, the existing Report and Plans do not provide adequate evidence to indicate that the redevelopment of 483 and 489 Summer Street will not adversely impact the abutting properties in regard to stormwater flows. Comments pertaining to these items are presented in the following paragraphs.

The model scenario presented in the Report appears to analyze a single design point to which stormwater flow will travel for both the predevelopment and postdevelopment scenarios. This design point is not clearly identified in the Report or on the Plans. Further, based on the Engineering Division's understanding of the collective site conditions at both 483 and 489 Summer Street, the use of a single design point is insufficient for analysis. Based on the topography of the site, observations of the Engineering Division during wet-weather events, and the discussion held between the Engineering Division and representatives of A.R. Ronayne & Sons, LLC, on May 19, 2017, the Engineering Division recommends that additional modeling scenarios be completed for the site, and that at a minimum the following three design points should be analyzed to verify that stormwater flow from the corresponding subcatchments will not increase:

1. Eastern Corner of 483 Summer Street: Stormwater is known to flow to this corner of the site under existing conditions and it is also the outlet location for the proposed raingarden.
2. Southern Corner of 483 Summer Street: The existing topography indicates stormwater currently flows to Summer Street under existing conditions in the vicinity of this location.

3. Eastern Corner of 489 Summer Street: Under existing conditions, stormwater from the surrounding parking lot and landscaped areas is known to flow towards this corner and off-site to an existing clogged catchbasin or to the abutting condominium complex.

In addition to the Report comments presented above, it is noted that the following items that were discussed at the aforementioned May 19th meeting are not present on the proposed Site Plans:

1. Dry Wells at 489 Summer Street: Roof leaders from 489 Summer Street would be directed to new dry wells to account for increased impervious area related to site paving for additional parking spaces.
2. Berm in the eastern corner of 489 Summer Street: A berm in this corner and additional grading work would redirect flows from the parking lot at 489 Summer Street to the proposed rain garden at 483 Summer Street.

These items were discussed as possible methods to mitigate any increases in stormwater flows from the site (should there be any), particularly flows directed towards the eastern corner of 489 Summer Street. While these items are not required, they are noted once again as methods which may provide a reduction in overall stormwater flows from the site to any design point should the updated modeling scenarios indicate further site work is required.

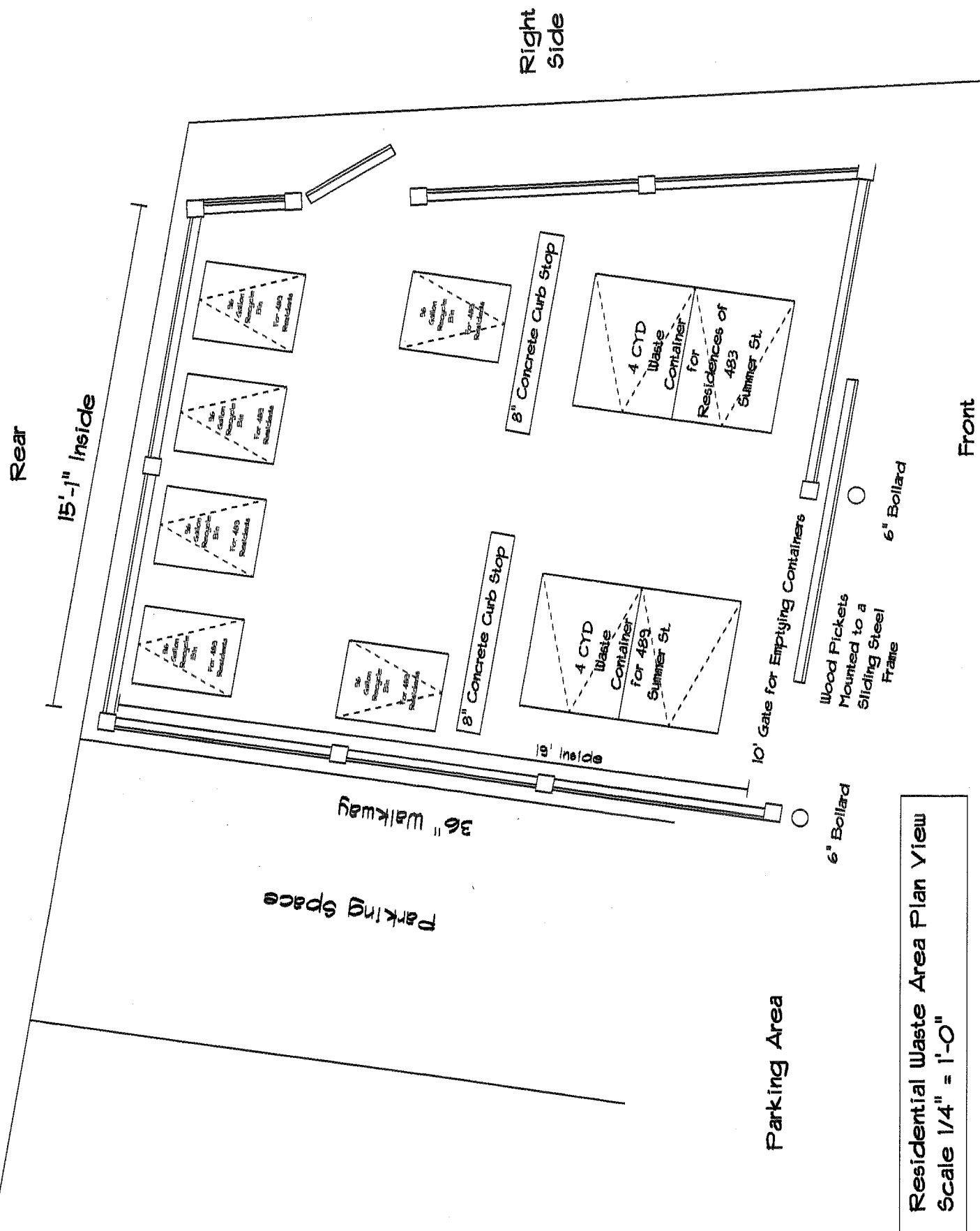
In regards to the proposed rain garden, it is noted that a single emergency outlet has been presented at the eastern corner of 483 Summer Street. As this would deliver any overflows from the rain garden to abutting properties in a concentrated flow stream, it is recommended that a level spreader be used to handle overflows rather than the single outlet. This would reduce the impact of a concentrated runoff from the rain garden.

If you should have any questions or would like to discuss any of the above comments, please feel free to contact the Arlington Engineering Division at 781-316-3320.

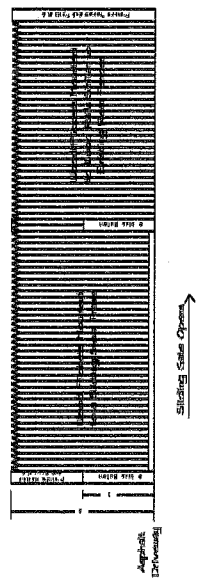
Regards,

A handwritten signature in blue ink, appearing to read "Will Copithorne", with a stylized flourish extending to the right.

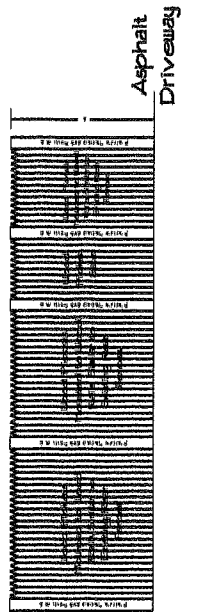
William C. Copithorne, P.E.
Assistant Town Engineer



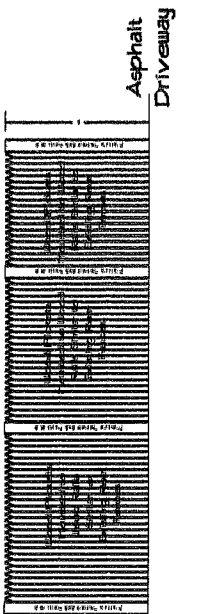
Residential Waste Area Plan View
Scale 1/4" = 1'-0"



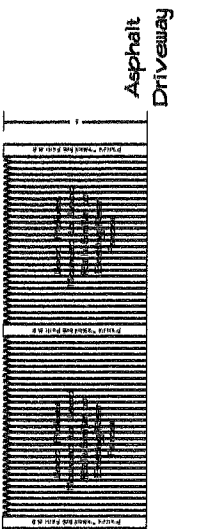
Residential Waste Area Front Elevation
Scale 1/8" = 1'-0"



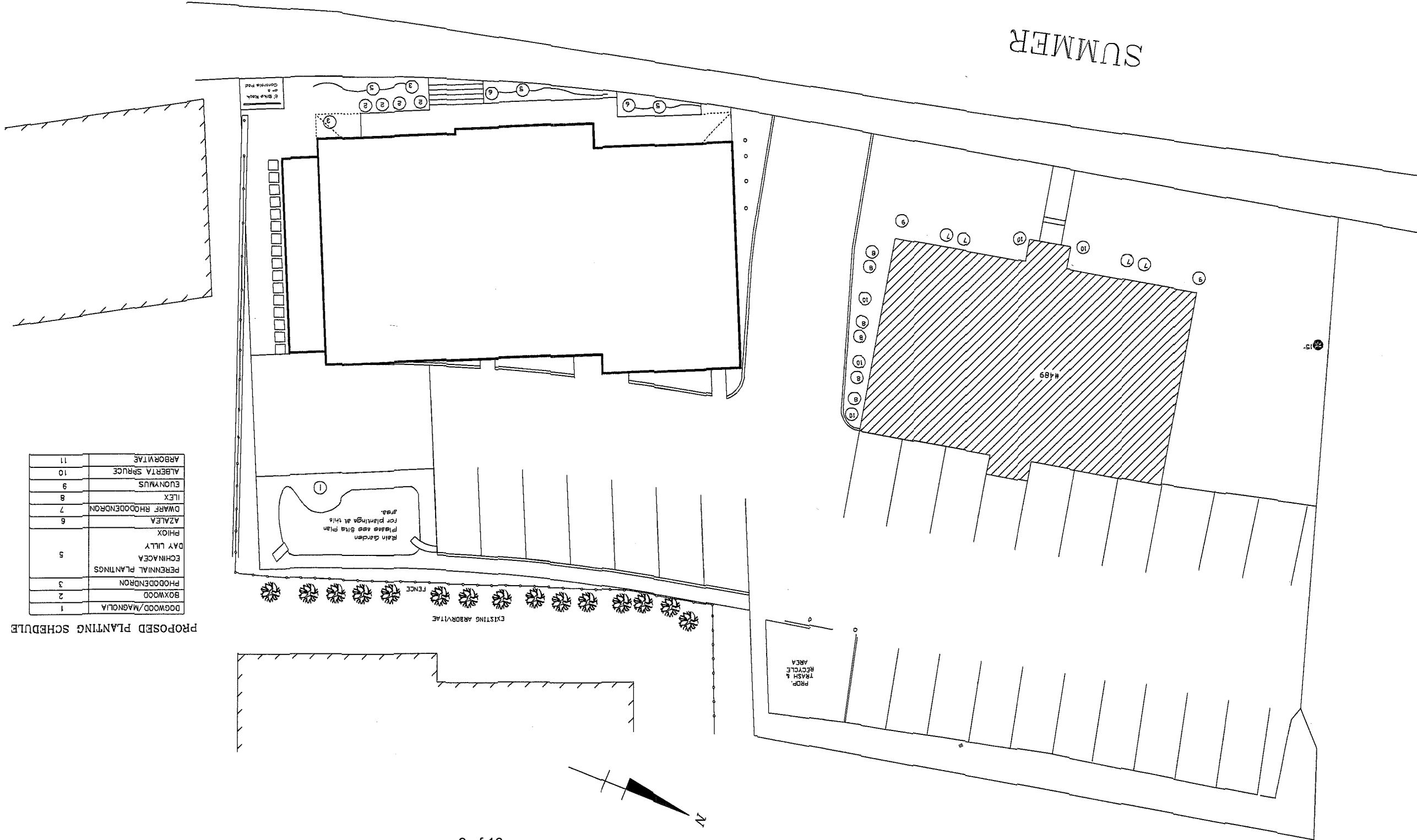
Residential Waste Area Right Side Elevation
Scale 1/8" = 1'-0"



Residential Waste Area Left Side Elevation
Scale 1/8" = 1'-0"



Residential Waste Area Rear Elevation
Scale 1/8" = 1'-0"

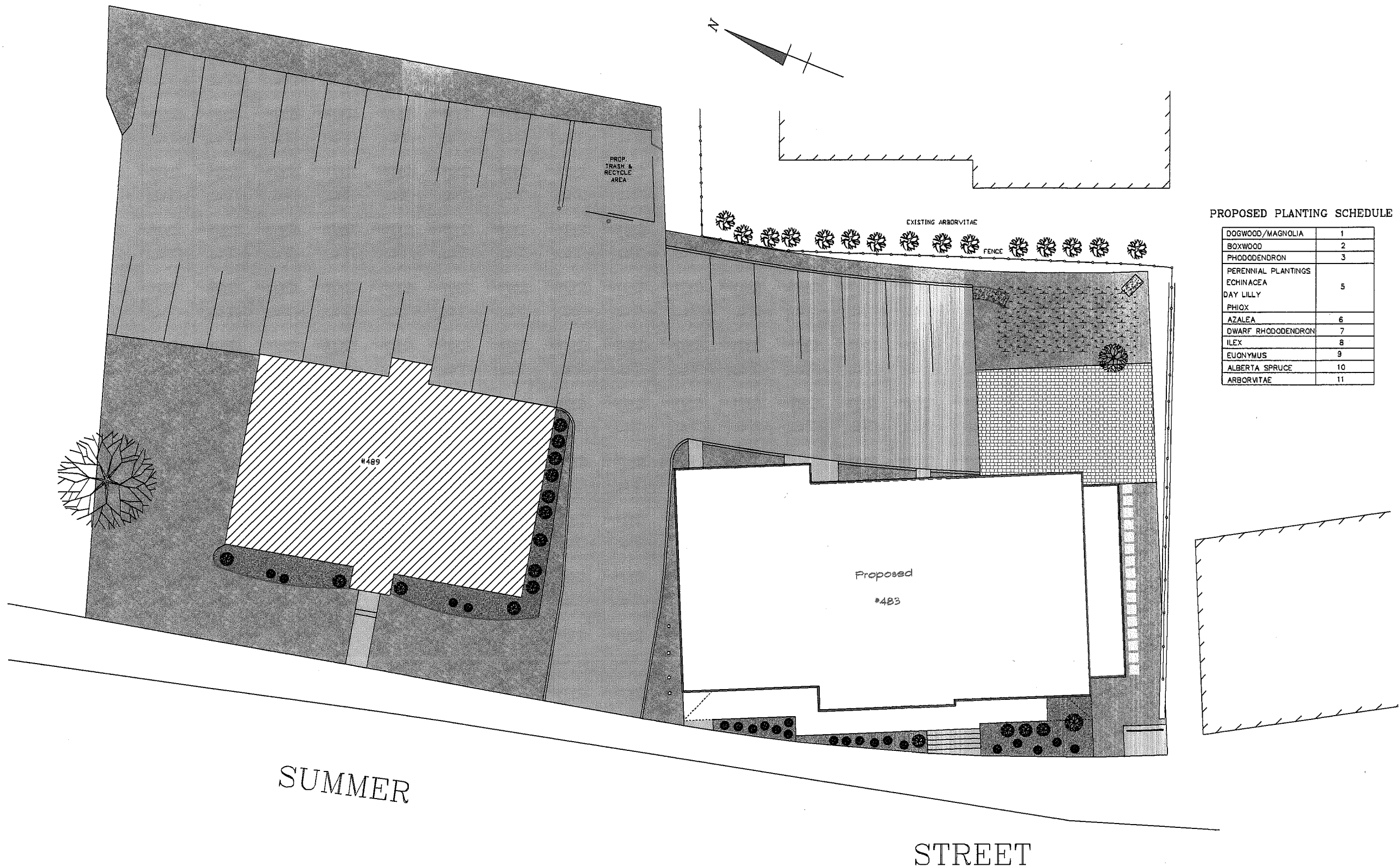


Prepared For:
Campobasso Properties LLC
290 Massachusetts Ave.
Arlington, MA 02474

Prepared By:
A. R. Ronayne & Sons LLC
28 Grove Street Place
Arlington, MA 02474

Landscape Layout
483 Summer Street
Scale: 3/16" = 1'-0"
Date: 5/15/17

L-1



PROPOSED PLANTING SCHEDULE

DOGWOOD/MAGNOLIA	1
BOXWOOD	2
PHODODENDRON	3
PERENNIAL PLANTINGS	
ECHINACEA	5
DAY LILLY	
PHIOX	
AZALEA	6
DWARF RHODODENDRON	7
ILEX	8
EUONYMUS	9
ALBERTA SPRUCE	10
ARBORVITAE	11

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L-1

Landscape
483 Summer Street
Scale: 3/16" = 1'-0"
Date: 5/15/17



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

781 - 316 - 3090

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex-Officio

Subject: Environmental Design Review (EDR), Docket #3522, 483 Summer Street

Date: January 9, 2017, Revised 6/26/17

This is an application by Campobasso Properties, LLC for a Special Permit to construct a Mixed-Use development at 483 Summer Street. Special Permits are needed under Section 5.04 Use 7.13 to allow Mixed-Use in a B2 zoning district, Section 8.06 Location of Parking Spaces, and 11.06 Environmental Design Review. The proposed uses includes 2,774 sf of retail space within four (4) storefronts on the first floor, 576 sf of office space on the second floor, and 7 residential units. Six (6) of the apartments will be two-bedroom apartments, one (1) will be a one-bedroom apartment, and one (1) of the seven units, a two-bedroom unit, will be affordable.

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

Mixed-Use is listed in the Table of Use Regulations as a Special Permit use in the B2 zone. The Board can find that this condition is met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

The Master Plan promotes Mixed-Use as a means to revitalize business districts, by bringing customers and street life to commercial areas. This project will provide new businesses, office space, and much needed new rental units, including one affordable unit. The Board can find that this condition is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The revised project proposes to combine the parking lots of 483 and 489 Summer Street, which are in common ownership. 489 Summer Street contains 11 rental units. The total combined parking requirement for all uses is 22 spaces. Twenty-seven (27) are provided (see Table below) There is a shared driveway between the two properties. The single combined driveway is better for pedestrian safety than adding a second driveway. The Board can find that this condition is met.

483 and 489 Summer Street				
Parking Requirement				
6/26/2017				
				Total
	483 Summer	489 Summer	Zoning	Parking
	<u>Number</u>	<u>Number</u>	<u>Requires</u>	<u>Required</u>
Studio		1	1	1.0
1 bedroom	1	11	1.15	13.8
2 bedroom	6		1.5	9.0
Retail	2774		1/300 sf*	0.0
Office	576		1/500 sf	1.2
Total Parking Required				24.0
(Less 10% reduction for affordable housing)				21.6
Total Parking Provided				27.0
*In Mixed Use, first 3000 sf requires no parking				

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The utilities appear to be adequate. A drainage plan is provided, and has not yet met the approval of the Town Engineer. The Board cannot yet find that this condition is met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.

The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape:

The lot in its present condition is run down, and covered with pavement in deteriorated condition. There is a vacant building formerly used for auto repair on the lot. It is surrounded by a fence in poor condition. The existing garage, chain link fence and asphalt driveway and any existing plantings will be removed. The landscape plan proposed for the lot includes plantings in front of the building, and a rain garden in the rear and a patio. The Board can find that this condition is met.

EDR-2 Relation of the Building to the Environment:

The proposed building provides a transition between the small commercial district to the east, and the residential area to the west and south. The existing commercial building to the east is a single story retail and restaurant structure, while the proposed building will have three (3) stories. The building to the west has three (3) stories. The Board can find that this condition is met.

EDR-3 Open Space:

The building will have a landscaped area adjacent to the front walkway and sidewalk. The front yard setback is small, but appropriate for ground floor retail uses. Most of the open space is in

the rear of the lot, in an area that combines a patio and a rain garden. Although there is not much useable open space for the tenants on the lot, the property is located across the street from the Veterans' Memorial Sports Complex and is also very close to the Minuteman Bikeway. The Board can find that this condition is met.

EDR-4 Circulation:

The parking for this use is located behind the building in a shared facility with 489 Summer Street, and is accessible from a driveway shared with 489 Summer Street. The shared driveway entrance is of adequate width to provide access to both buildings; this singular access point is preferable for pedestrian safety.

The proposed combined development provides 27 parking spaces for a total 19 units. Under the zoning bylaw, 24 parking spaces are required.

An indoor bicycle storage room for up to 10 bikes owned by tenants is provided. Outdoor covered bike parking for 8 bikes will be provided for commercial employees and customers. The Board can find that this condition is met, with the addition of employee shower and indoor bicycle parking and storage shown on the plans.

EDR-5 Surface Water Drainage:

A drainage plan was provided and reviewed but not yet approved by the Town Engineer. The rain garden in the northeast corner of the lot is provided to catch run-off from the site. In the Town Engineer's opinion, this is not sufficient to catch all of the water from this site and the combined parking area. More work is needed to meet this condition. All pavement and walkways will be built using porous pavement. The Board cannot yet find that this condition is met.

EDR-6 Utilities Service:

All utility lines will be accessed underground. Service appears to be adequately provided. The Board can find that this condition is met.

EDR-7 Advertising Features:

Location of signs is shown on the plans, but size, design, and appearance will need approval, including the main building sign, when retail tenants are secured. The following signs are allowed in the B2 zoning district: one wall sign for each street or parking lot frontage of each establishment, not to exceed a total of two permanent signs for any one business, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings. One directory of building occupants or tenants at each entrance not exceeding an area determined on the basis of one (1) square foot for each occupant or tenant. One awning sign for each display window of a store. One permanent wall sign not to exceed two (2) feet in height or a ground sign not to exceed twenty (20) square feet in area and if containing a registered trademark or portraying a specific commodity for sale, such trademark or portray shall not occupy more than ten (10) percent of the sign area unless said registered trademark or commodity is the principal activity conducted therein. All sign illumination shall be either interior and non-exposed or exterior and shielded and directed solely at the sign and shall be steady and stationary and of reasonable intensity. The following types of illuminated signs are prohibited: signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including, but not limited to, incandescent and fluorescent

bulbs, LED price signs, LED and digital displays, and neon tubes. If the Board wishes, it may review signage in the future, or allow an administrative approval by the Director of Planning and Community Development (hereinafter “the Director”).

EDR-8 Special Features:

Gas meters will be screened, and air conditioning condensers will be placed on the roof where they will not be readily apparent from the street. Existing trash and recycling facilities at 489 Summer Street will be expanded and shared with residential tenants at 483 Summer Street. The commercial tenants will have their own trash and recycling area on the eastern side of the building. The Board can find that this condition is met.

EDR-9 Safety:

Lighting is provided, with multiple means of egress from the building. The single driveway for both buildings will improve pedestrian safety. The Board can find that this condition is met.

EDR-10 Heritage:

The existing building and property are not located on any local or State historic property listing. The Board can find that this condition is met.

EDR-11 Microclimate:

The lot is covered with asphalt and building. This proposal will add grass and bushes, and use pervious pavement in the parking lot and front walkways. There will not be any machinery which emits heat or fumes. The Board can find that this condition is met.

EDR-12 Sustainable Building and Site Design:

The proposed project is located in an area with dense and diverse uses, and existing infrastructure, and some public transit. The Town’s Recreation Center facility is located across the street. Bicycle facilities will be provided. Pervious pavement will be used in the parking lot to help recharge the groundwater. A LEED® checklist is provided. It is not indicated whether energy-star appliances will be provided. The Board can find that this condition is met.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

This is a good location for a Mixed-Use property that provides both services to the neighborhood and housing. There will be no detriment to health, morals or welfare. The Board can find that this condition is met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The project will provide much needed housing as well as a unit of affordable housing. Additional retail space could help bolster the existing retail environment. The Board can find that this condition is met.

If the permit is granted, it is recommended that it incorporate the following conditions:

General Conditions

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, exterior materials, bike parking locations, and landscaping shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
5. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
6. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer. All pavement and walkways will be built using porous pavement.

Special Conditions

1. One of the two-bedroom units shall be affordable in perpetuity to an income eligible occupant, in conformance with Section 11.08, Affordable Housing Requirements. The Director of Housing shall work with the Applicant to provide pricing of the affordable unit, in keeping with Section 11.08(c) and (d)(2). Applicant shall work with the Director of Housing to develop a plan and schedule for getting state approval for said units, and for fair and affirmative marketing, tenant selection and occupancy of the affordable unit.
2. The Applicant shall sign an Affordable Housing Restriction with the Town prior to issuance of an Occupancy Permit for the affordable unit.
3. No condo conversion of said affordable unit shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Director of Housing to ensure that the unit continues to meet the requirements of Section 11.08 of the Zoning Bylaw.
4. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

5. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvements and shall replace and repair as necessary to remain in compliance with the approved site plan.